

# MANISTEE CITY PLANNING COMMISSION

70 Maple Street  
P.O. Box 358  
Manistee, Michigan 49660

MEETING OF MARCH 4, 1998

There will be a meeting of the Manistee City Planning Commission to be held on Wednesday, March 4, 1998 at 7:00 P.M. in the Council Chambers, City Hall, 70 Maple Street, Manistee, Michigan.

## AGENDA

- I. Welcome new member Bob Hornkohl
- II. Roll Call
- III. Matters Pertaining to the General Citizenry:
  - A. Public Hearing:
    - 1. Brad Powers - Request for Zoning Amendment
    - 2.
  - B. Site Plan Reviews:
    - 1. Sadler Machine Tool
    - 2.
  - C. Questions, Concerns and Consideration of Matters Pertaining to Citizens in Attendance:
    - 1.
    - 2.
- IV. Business Session:
  - A. Approval of Minutes from Last Meeting (2/5/98)
  - B. New Business:
    - 1. Dale L. Picardat - Vacating Street right-of-way
    - 2.
  - C. Unfinished Business:
    - 1. Northwestern Savings Bank & Trust - Special Use Permit
    - 2. Sign Ordinance
    - 3.
  - D. Other Communications:
    - 1. City Update
    - 2.
  - E. Reports:
    - 1. D.D.A. Update
    - 2. Zoning Board of Appeals
    - 3. Site Plan Review/Historic Overlay Committees
    - 4. Joint City Review/Ordinance Committee
- V. Work/Study Session:
- VI. Adjournment


cc: Planning Commission Members  
City Council  
R. Ben Bifoss, City Manager  
Jon Rose, Community Development Officer  
Lori Donnan, Administrative Assistant  
Kurt Schindler, County Planner  
Manistee News Advocate  
Manistee Observer  
WMTE Radio  
WXYQ Radio  
Jeff Mikula, Abonmarche  
Julie Beardslee, Assessor

# CITY OF MANISTEE

## MEMORANDUM

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TO: Planning Commission Members

FROM: Denise Mikula 

DATE: February 27, 1998

RE: Meeting Wednesday, March 4, 1998

The March Planning Commission Meeting will be held on Wednesday, March 4, 1998. Three members of the Planning Commission will be attending a seminar on Thursday, March 5<sup>th</sup> and that is the reason for the change in date.

A Public Hearing was held on February 19, 1998 for a request for a Special Use Permit for signage at Northwestern Savings Bank and Trust. Due to illness a quorum was not present and a decision will need to be made at the March 4<sup>th</sup> meeting. This item has been added to the agenda under Unfinished Business. A summary of the public hearing is enclosed for your review.

A request for a Zoning Amendment has been received from Dr. Brad Powers. Dr. Powers has an option to purchase the two vacant lots on Ninth and Cypress Street. This option is pending a Zoning Amendment to change the Zoning from R-4 Residential to C-1 Commercial for "Parcel B" located at the Southwest corner of Ninth and Cypress Street. Attached is his application for a Zoning Amendment.

Sadler Machine & Tool is requesting a Site Plan Review for a proposed building located within the Renaissance Zone located between State Street and Main Street. A copy of the proposed site plan is enclosed. Jon Rose will be out of the office until Monday, he will do a site plan review on the project at that time and have it for you at the Wednesday meeting.

A request for an opinion on proposed futures uses for the property located at 504 Water Street has been received from Robert Gramer. This item has been added to the agenda under New Business. Mr. Gramer's letter is attached.

Dale Picardat is requesting the vacating of a portion of Water Street that runs behind the houses at 546 & 550 First Street. Mr. Picardat purchased the home at 546 First Street in February of 1997. The owners of the home at 550 First Street requested a vacation in 1991 when the item was postponed until after the construction of Riverwalk West. Mr. Picardat would like to reopen the request to vacate this portion of Water Street. It has been placed on the agenda under New Business. Enclosed is correspondence received from Mr. Picardat.

Enclosed is a memo from City Manager Ben Bifoss inviting the Planning Commission Members to a meeting on Thursday, March 12, 1998 at the Manistee Inn & Marina.

We hope that all the members who have been under the weather are on the road to recovery. And as always if you have any questions please call us at 723-2558. See you at the meeting!

:djm



70 Maple Street • P.O. Box 353 • Manistee, Michigan 49660

## Petition for Zoning Amendment

Dr. Brad Powers  
Applicant PO Box 23  
Address Manistee, MI 49660  
City, State, Zip Code  
Phone Numbers (Work) 723-8388  
(Home) 723-0083

### FOR OFFICE USE ONLY:

Case number \_\_\_\_\_  
Date Received 2.18.98  
Fee Received \$200.00  
Receipt Number 1320  
Hearing Date 3.4.98  
51-51-670-711-01

FEE \$200.00

Please Note: All questions must be answered completely. If additional space is needed, number and attach additional sheets.

### I. ACTION REQUESTED:

I (we), the undersigned to hereby request that the City of Manistee approve the following petition for Zoning Amendment:

A. Text Amendment: Amend Article \_\_\_\_\_ Section \_\_\_\_\_ to (delete, supplement or clarify) the Manistee City Zoning Ordinance by making the following change(s): (Attach additional sheets if necessary - state proposed ordinance language) Change parcel "B" from R-4 to C-1

B. Re-zone from R4 to C1 the property(s) described in II, Property Information (below), for the following purpose: (State proposed use of the land) build professional office for

A previous application for a variance, special use permit or re-zoning on this land (has/has not) been made with respect to these premises in the last 2 years. If a previous appeal, re-zoning or special use permit was made, state the action requested: This property historically

Decision: ☐ approved ☐ denied

was zoned as C1 and only recently was amended to R4 by current owner, Rebecca Day.

II. PROPERTY INFORMATION:

E 1/2 of lot 1  
w/ 1/2 and E 1/2 lot 1  
A. Legal Description of Property affected: E 1/2 of lot 2, Block F, Rainedell +  
Benedict's Add. to the City of Manistee

Tax Roll Parcel Code Number: 51-51- ~~670-74-07~~ 670-711-01

Address of Property: Ninth St, W of US 31

B. List all deed restrictions - cite Liber & Page where found and attach: \_\_\_\_\_

C. Names and addresses of all other persons, firms or corporations having a legal or equitable interest in the land. none

D. This area is ☐ un-platted, ☒ platted, ☐ will be platted.  
If platted, name of plat \_\_\_\_\_

E. Attach a site plan drawn to the scale of one (1) inch equals (10) feet, showing all existing structures on the property, all proposed structures and marking those structures that will be removed or razed. Also, the general shape, size and location of all existing structures within 100 feet of the property along with their uses shall be depicted on the site plan, along with all abutting roads, streets alleys or easements.

F. Present use of the property is: Vacant

III. STATEMENT OF JUSTIFICATION FOR REQUESTED ACTION:

A. State specifically the reason for this Amendment request at this time Need C-1 designation  
to build office.

B. If the Amendment is a propose re-zoning, please answer the following questions.

1. Will this re-zoning be in conformance with all adopted development plans of the City of Manistee? ☒ yes ☐ no and Manistee County? ☒ yes ☐ no

2. If the proposed zone does not conform to the(se) plan(s), why should the change be made? Please be specific, brief and attach any supporting documentation which substantiates your claim. This could include an allegation that the existing zoning is in error which would be corrected by the proposed change, or that specific changes or changing conditions in the immediate area make the re-zoning necessary to promotion of public health, safety and general welfare.

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3. What do you anticipate the impacts of the proposed zone change on the adjacent property to be? What steps do you propose to take to mitigate any negative impacts associated with the proposed change?

*Not sure. Perhaps enhance property value.  
What negative impacts?*

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#### IV. AFFIDAVIT

The undersigned affirms that he/she or they is (are) the (owner, lessee, authorized agent of owner) involved in the petition and that the answers and statements herein contained and the information submitted are in all respects true and correct to the best of his, her or their knowledge and belief.

Signature (s) of Applicant (s):

*D. B. Brown Jr*

Dated

*2/18/98*

☒ By checking this box permission is given for Planning Commission Members to make a site inspection if necessary.

9th St

43,72'

# SITE PLAN

Parcel B 12,375

C  
Y  
R  
E  
S  
S  
S  
T

28' W

OFFICE  
ON  
Full  
WALKOUT  
2-~~Basement~~

132.09'

642

PARKING

Parcel D

to 10th St



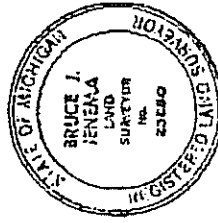
CENTERLINE HWY 115-31

**SITE PLAN**  
 Lots 1 & 4, Block "F",  
 Ramsdell & Benedict's Addition  
 to the City of Manistee,  
 Manistee County, Michigan.

**PROPRIETOR:** Rebecca Day  
 363 10th Street  
 Manistee, MI. 49660  
 PH. # 723-0052

**AGENT:** Bill Kunkel  
 363 10th Street  
 Manistee, MI. 49660  
 PH. # 723-0052

**Purpose:**  
 To divide Lot 1, Block "F",  
 into 2 equal parcels, and  
 divide Lot 4, Block "F", into 2  
 equal parcels, creating 4  
 parcels of land.

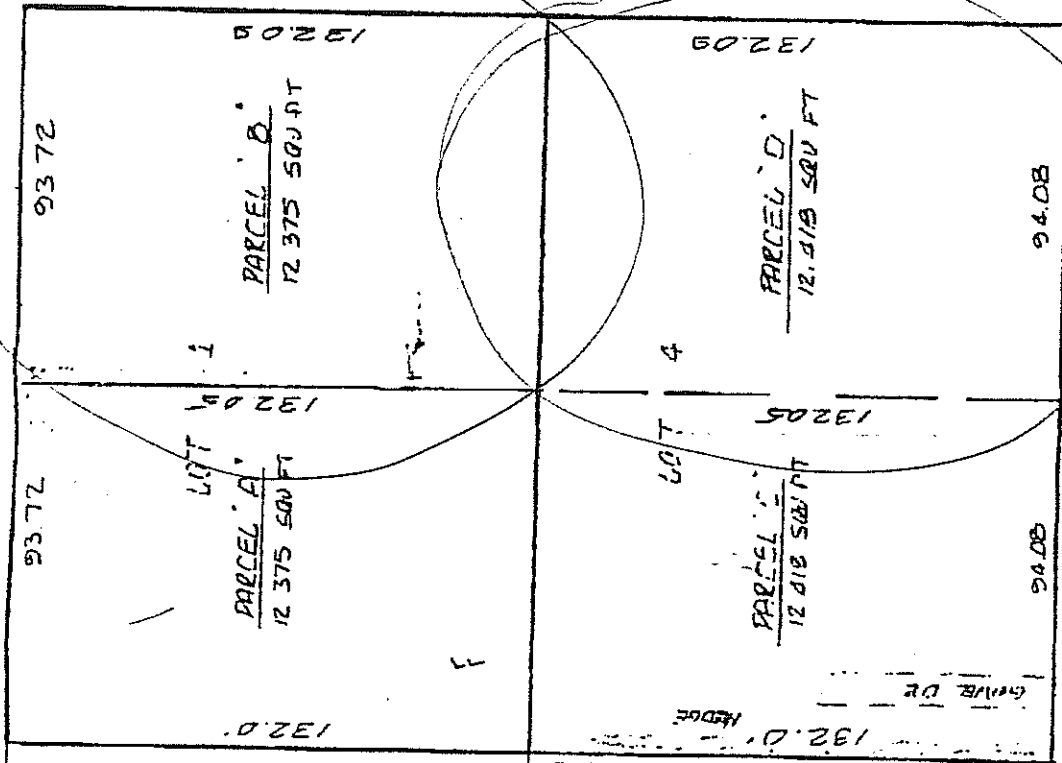


10 TH ST  
 UNDEVELOPED

**Jenema Land Surveys**  
 30 Clay Street  
 Manistee, MI 49660  
 816-723-7120

Site Plan for Rebecca Day & Bill Kunkel  
 SCALE 1"=30'

CYPRESS 66



Post-It Fax Note	7671	Date	10-17-94	# of pages	1
To	D. CARLSON				
Co./Dept	From				
Phone #	Co.				
Fax #	Phone #				
723-3503		Fax #			

10 TH ST 66





# SITE PLAN REVIEW

NAME: Sadler Machine Tool, Inc.  
3445 Lakeshore Road  
Manistee, MI 49660

PROPOSED USE: Machine Shop  
ZONING DISTRICT: Renaissance

PARCEL CODE: 51-51-713-175-01  
(1700 State Street)

USE IS: ☒ Permitted  
☐ Special  
☐ Not Permitted

## BULK REGULATIONS

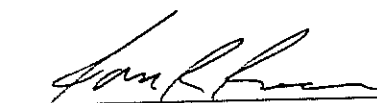
	REQUIRED BY ZONING	PROPOSED IN PLAN	COMPLIANCE YES	NO
PARCEL SIZE:	15,000 sq. ft.	38,400 sq. ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
STREET FRONTAGE:	100 ft.	120 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SETBACKS				
FRONT YARD	25 ft.	41 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
SIDE YARD	10 ft.	25 + ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
REAR YARD	10 ft.	200 + ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
WATERFRONT	50 ft.	N/A	<input checked="" type="checkbox"/>	<input type="checkbox"/>
HEIGHT:	30 ft.	27 ft.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING:		N/A	<input type="checkbox"/>	<input type="checkbox"/>
BUILDING AREA:		N/A	<input type="checkbox"/>	<input type="checkbox"/>

## SPECIAL DISTRICTS

	APPLIES?		APPROVED?	
	YES	NO	YES	NO
HISTORIC OVERLAY:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
HIGH RISK EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FLOOD PLAIN:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
SOIL EROSION:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

OTHER:

REVIEWED BY:

  
Jon R. Rose, Community Development Officer

DATE: March 3, 1998

# LEGEND

- IRON FND
- ⊕ MONUMENT FND
- IRON SET
- ⊕ MONUMENT SET
- △ P.K. FND
- (R) RECORD
- △ P.K. SET
- (M) MEASURED
- MW - MONITOR WELLS

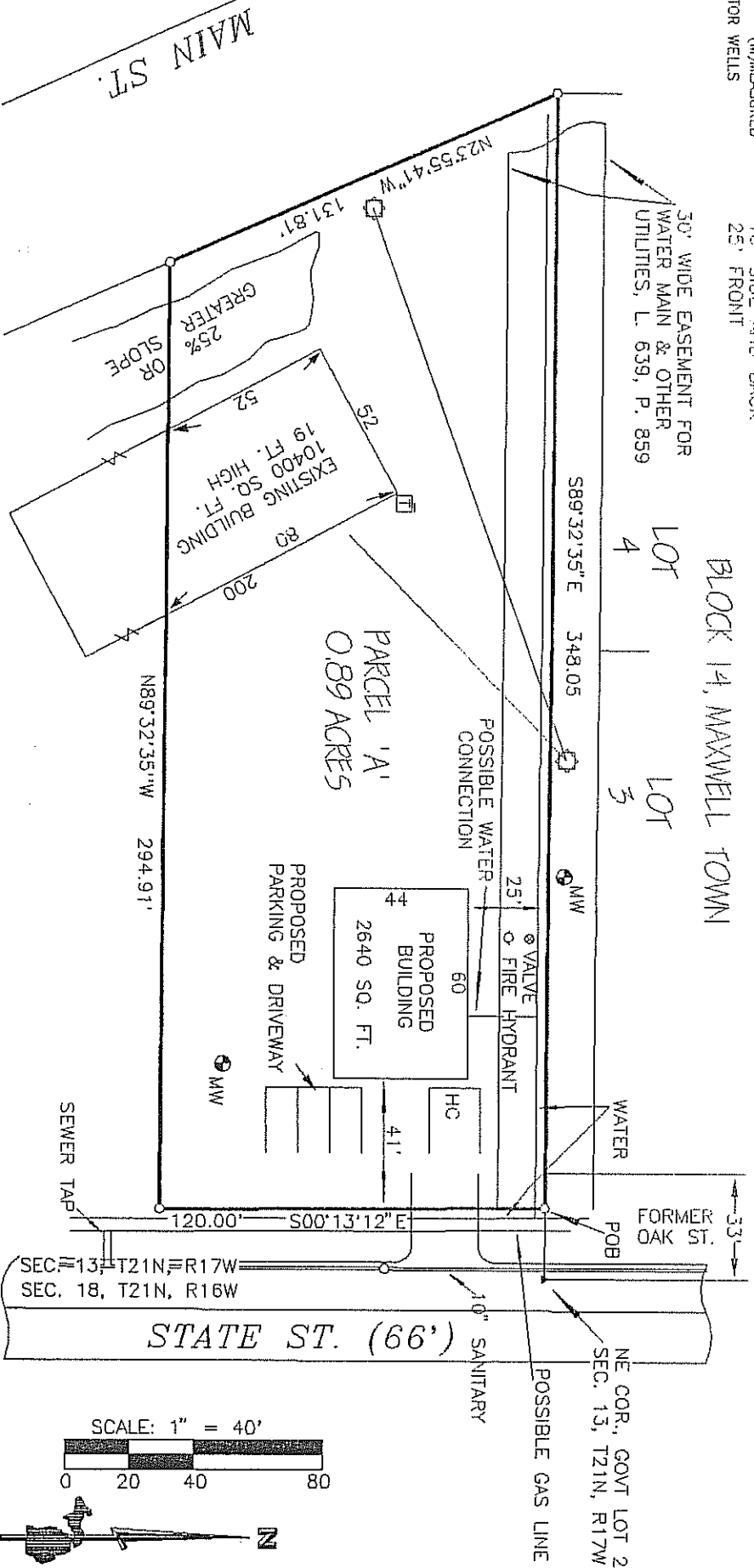
SET BACKS:  
10' SIDE AND BACK  
25' FRONT

30' WIDE EASEMENT FOR  
WATER MAIN & OTHER  
UTILITIES, L. 639, P. 859

BLOCK 14, MAXWELL TOWN

LOT 4 LOT 3

**SITE SURVEY**  
PART OF GOVERNMENT LOT 2, SECTION 13,  
T21N, R17W, UNPLATTED CITY OF MANISTEE,  
MANISTEE COUNTY, MICHIGAN.



**Jenema Land Surveys**  
82 Division St.  
Manistee, MI 49660  
(616) 723-7930  
Fax: (616) 723-5761

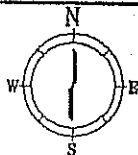
I, THE UNDERSIGNED, BEING A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED AND MAPPED THE ABOVE PARCEL OF LAND, THAT THE RATIO OF CLOSURE OF THE UNADJUSTED FIELD OBSERVATIONS IS NOTED, AND WITHIN LIMITS AND THAT I HAVE FULLY COMPLIED WITH THE REGULATIONS OF ACT 132, P.A. 1920 AS AMENDED.  
THE BASIS OF BEARING IS: PREVIOUS SURVEY  
ERROR OF CLOSURE IS 1' /

FOR: SADLER MACHINE TOOL  
DATE: FEBRUARY 19, 1998  
DWN.: TMP  
CHK.: BUJ  
FILE #: 98154  
SHEET: 1 OF 2

R.L.S. No. 25650

PARCEL "A":

Part of Government Lot 2, Section 13, T21N, R17W, City of Manistee, Manistee County, Michigan. Described as follow: Commencing at the Northeast corner of said Government Lot, thence N89°32'35"W 23.11 ft. along the North line of said Government Lot to the West right-of-way of State Street and the point of beginning, thence along said West right-of-way S00°13'12"E 120.00 ft. parallel with the East line of said Government Lot, thence N89°32'35"W 294.91 ft. parallel with said North line to the East right-of-way of Main Street, thence along said East right-of-way N23°59'41"W 131.81 ft. to said North line, thence along said North line S89°32'35"E 348.05 ft. to the point of beginning. Containing 0.89 acres of land more or less. Together with and subject to a utility/water main easement recorded Liber 659, page 859, Manistee County Records.



Jenema Land Surveys

50 Clay St.  
Manistee, MI 49660  
(616) 723-7930  
Fax: (616) 723-5761

FOR: Sadler Machine Tool

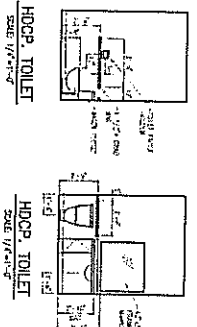
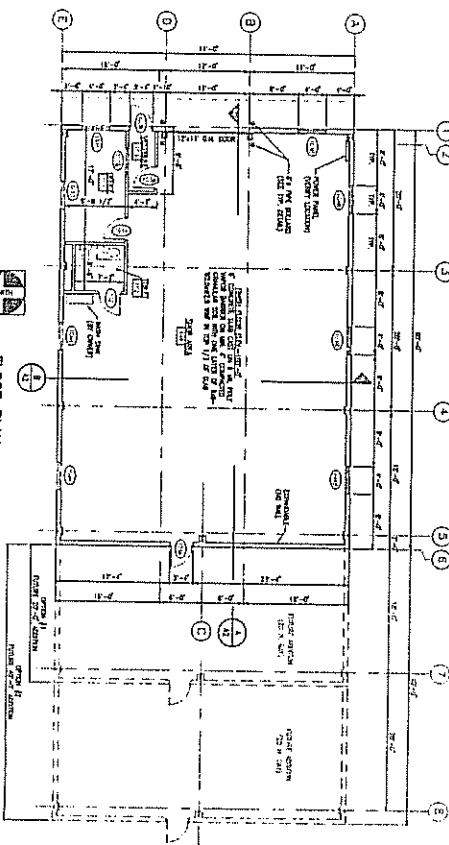
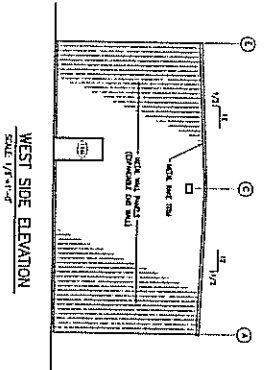
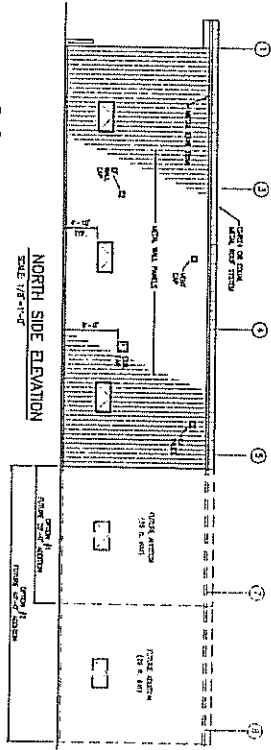
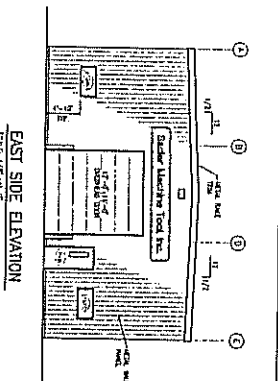
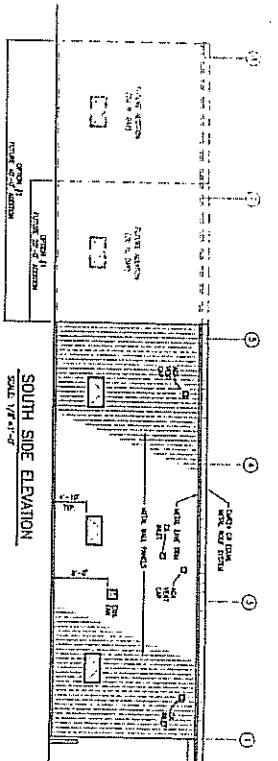
DATE: February 19, 1998

SHEET: 2 OF 2

OWN.:

CHK.: BJJ

FILE #: 98145



- CHICKEN WASTE:**
1. CHICKEN WASTE SHALL BE REMOVED FROM THE BUILDING BY THE OWNER.
  2. THE OWNER SHALL PROVIDE A CHICKEN WASTE REMOVAL SYSTEM THAT SHALL BE DESIGNED BY THE ARCHITECT.
  3. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.
  4. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.
  5. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.
  6. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.
  7. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.
  8. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.
  9. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.
  10. THE CHICKEN WASTE REMOVAL SYSTEM SHALL BE DESIGNED TO REMOVED CHICKEN WASTE FROM THE BUILDING AND DISPOSE OF IT IN A MANNER THAT DOES NOT CAUSE AN OFFENSE TO THE SENSES OF THE NEIGHBORHOOD.

**204. ROOFING INFORMATION**

1. THE ROOF SHALL BE DESIGNED BY THE ARCHITECT.
2. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.
3. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.
4. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.
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**205. ROOFING INFORMATION**

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**206. ROOFING INFORMATION**

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9. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.
10. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.

**207. ROOFING INFORMATION**

1. THE ROOF SHALL BE DESIGNED BY THE ARCHITECT.
2. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.
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8. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.
9. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.
10. THE ROOF SHALL BE DESIGNED TO WITHSTAND A WIND SPEED OF 140 MPH.

**ROOM FINISH SCHEDULE**

NO.	ROOM NAME	FLOOR	CEILING	WALLS	FLOOR	DOORS	WINDOWS
01	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
02	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
03	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
04	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
05	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
06	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
07	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
08	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
09	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS
10	REAR LAUNDRY	1ST	CEILING	WALLS	FLOOR	DOORS	WINDOWS

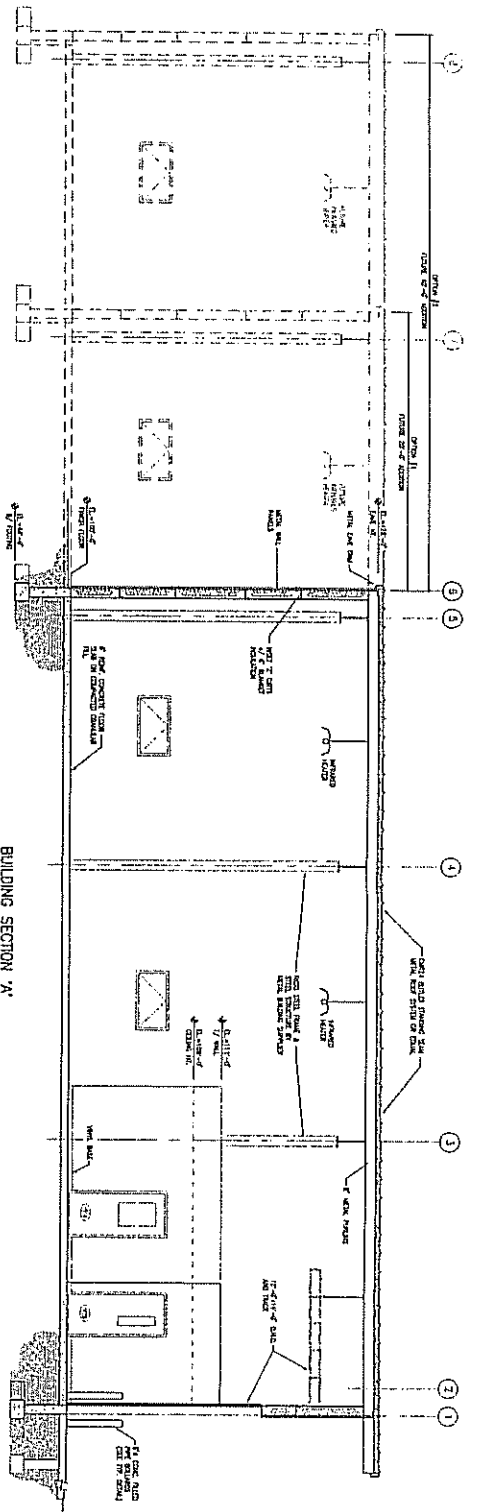
**SADLER MACHINE TOOL, INC.**  
 3414 JACKSON ROAD  
 WAREHOUSING 4800

**CTI Associates, Inc.**  
 1212 13th Street, N.E.  
 Atlanta, Georgia 30309  
 Phone: (404) 525-1111  
 Fax: (404) 525-1112

**NEW MACHINE SHOP BUILDING**  
 MANITEL, JACKSON

**FLOOR PLAN, ELEVATIONS & SCHEDULES**

DATE: 4/18/97  
 DRAWN BY: JAE  
 CHECKED BY: A1



BUILDING SECTION 'A'

SCALE 1/8"=1'-0"

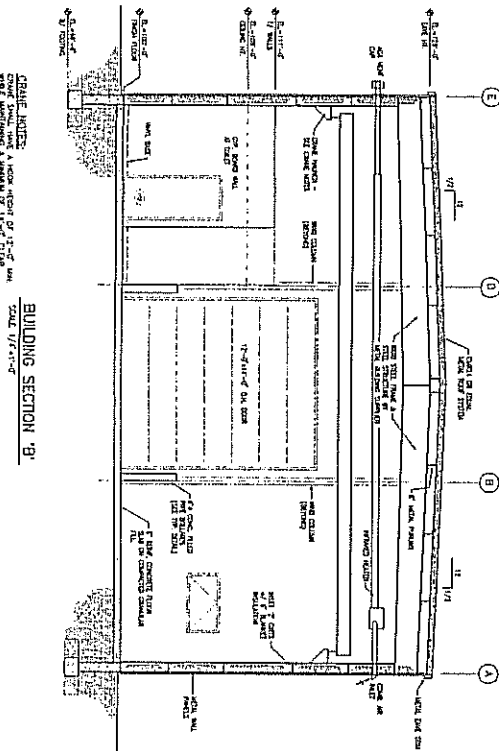
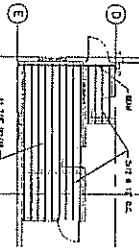
**DOOR & FRAME SCHEDULE**

NO.	LOCATION	SIZE	TYPE	FRAME	FINISH
101	LOBBY	3'0" x 7'0"	1	1	1
102	LOBBY	3'0" x 7'0"	1	1	1
103	LOBBY	3'0" x 7'0"	1	1	1
104	LOBBY	3'0" x 7'0"	1	1	1
105	LOBBY	3'0" x 7'0"	1	1	1
106	LOBBY	3'0" x 7'0"	1	1	1
107	LOBBY	3'0" x 7'0"	1	1	1
108	LOBBY	3'0" x 7'0"	1	1	1
109	LOBBY	3'0" x 7'0"	1	1	1
110	LOBBY	3'0" x 7'0"	1	1	1
111	LOBBY	3'0" x 7'0"	1	1	1
112	LOBBY	3'0" x 7'0"	1	1	1
113	LOBBY	3'0" x 7'0"	1	1	1
114	LOBBY	3'0" x 7'0"	1	1	1
115	LOBBY	3'0" x 7'0"	1	1	1
116	LOBBY	3'0" x 7'0"	1	1	1
117	LOBBY	3'0" x 7'0"	1	1	1
118	LOBBY	3'0" x 7'0"	1	1	1
119	LOBBY	3'0" x 7'0"	1	1	1
120	LOBBY	3'0" x 7'0"	1	1	1
121	LOBBY	3'0" x 7'0"	1	1	1
122	LOBBY	3'0" x 7'0"	1	1	1
123	LOBBY	3'0" x 7'0"	1	1	1
124	LOBBY	3'0" x 7'0"	1	1	1
125	LOBBY	3'0" x 7'0"	1	1	1
126	LOBBY	3'0" x 7'0"	1	1	1
127	LOBBY	3'0" x 7'0"	1	1	1
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193	LOBBY	3'0" x 7'0"	1	1	1
194	LOBBY	3'0" x 7'0"	1	1	1
195	LOBBY	3'0" x 7'0"	1	1	1
196	LOBBY	3'0" x 7'0"	1	1	1
197	LOBBY	3'0" x 7'0"	1	1	1
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199	LOBBY	3'0" x 7'0"	1	1	1
200	LOBBY	3'0" x 7'0"	1	1	1

1. DOOR AND FRAME SHALL BE AS SHOWN UNLESS NOTED OTHERWISE.  
2. ALL DOOR SHALL HAVE 2 LATCHES PER LEAF.

MEZZANINE FRAMING PLAN

SCALE 1/8"=1'-0"



BUILDING SECTION 'B'

SCALE 1/8"=1'-0"

TYP. WALL SECTION

SCALE 1/8"=1'-0"



**SADLER MACHINE TOOL CO.**  
MACHINE TOOL CO.  
NEW JERSEY, U.S.A.

**CTI Associates, Inc.**  
Consulting Engineers  
NEW JERSEY, U.S.A.

**NEW MACHINE SHOP BUILDING**  
NEW JERSEY, U.S.A.

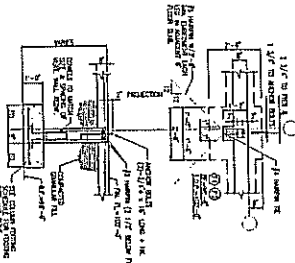
**BUILDING SECTIONS & SCHEDULE**

DATE: 1/18/77  
BY: JAE  
CHECKED: JAE  
SCALE: 1/8"=1'-0"

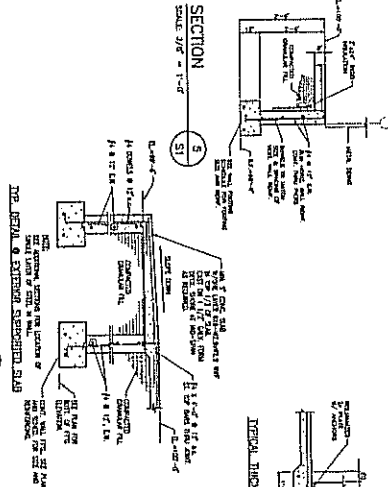
PROJECT NO. 637016

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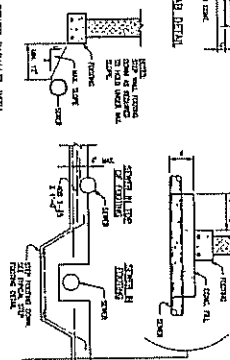
SECTION 4  
SCALE 1/8" = 1'-0"  
TYPICAL SECTION AT PIER "E"



SECTION 6  
SCALE 3/8" = 1'-0"



STEELES TRAIL



CONCRETE PIER SCHEDULE				
PIER	SIZE	VERT. BARS	TD	REMARKS
P1	12" x 12"	(4) #5	(3) @ 12' 0"	NOE PIER 2
P2	12" x 12"	(4) #6	(3) @ 12' 0"	NOE PIER 2
P3	8" x 12"	(4) #7	(3) @ 12' 0"	NOE PIER 2
P4	8" x 12"	(4) #5	(3) @ 12' 0"	NOE PIER 2

CONCRETE PIER SCHEDULE				
PIER	SIZE	VERT. BARS	TD	REMARKS
P1	12" x 12"	(4) #5	(3) @ 12' 0"	NOE PIER 2
P2	12" x 12"	(4) #6	(3) @ 12' 0"	NOE PIER 2
P3	8" x 12"	(4) #7	(3) @ 12' 0"	NOE PIER 2
P4	8" x 12"	(4) #5	(3) @ 12' 0"	NOE PIER 2

WALL FOOTING SCHEDULE				
SHEET	SIZE		REMARKS	REMARKS
	WIDTH	DEPTH		
W-1	18"	12"	(1) P.3 CONT.	

WALL FOOTING SCHEDULE				
SHEET	SIZE		REMARKS	REMARKS
	WIDTH	DEPTH		
W-1	18"	12"	(1) F3 CONT.	

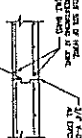
NAME	SEX	DOB, LN	REMARKS
P1	$2 \cdot e^{-2} \cdot e^{-a1} \cdot C$	(3)-P2	
P2	$3 \cdot e^{-3} \cdot e^{-a1} \cdot C$	(4)-P3	

WORK	SITE	REF. LN.	REMARKS
F1	$2 \cdot e^{-2} \cdot e^{-\alpha_1} \cdot C$	(3)-12	
F2	$3 \cdot e^{-3} \cdot e^{-\alpha_1} \cdot C$	(4)-18	

**LEGEND**

- [illegible]

TYPE CONCRETE WALL  
CONTROL JOINT DETAIL



**SADLER MACHINE TOOL, INC.**  
3445 LUTHERS ROAD

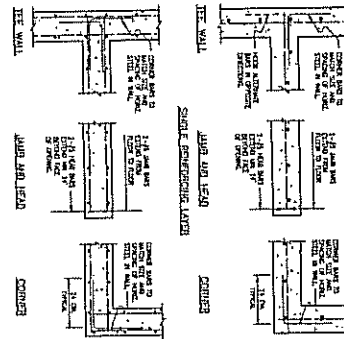
WORTH, MORGAN 49653

NEW MACHINE SHOP BUILDING  
KANSISTEEL, MICHIGAN

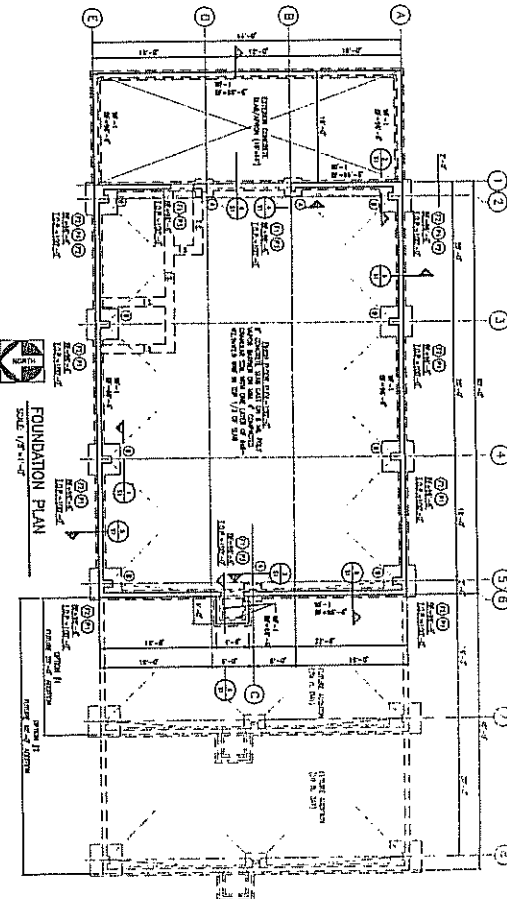
NEW MACHINE SHOP BUILDING  
KANSISTEEL, MICHIGAN

**FOUNDATION PLAN, DETAILS & SCHEDULES****FOUNDATION PLAN, DETAILS & SCHEDULES**

### TYPE CORNER BAR DETAILS



**FOUNDATION PLAN**  
SCALE 1/8"=1'-0"





# LIGHTING FIXTURE SCHEDULE

NO.	DESCRIPTION	QTY	UNIT	MANUFACTURER	MODEL	WATTAGE	VOLTS	PHASE
1	1" x 4" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
2	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
3	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
4	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
5	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
6	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
7	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
8	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
9	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P
10	4" x 8" RECESSED FLUORESCENT	10	RECESSED	OSRAM	OS-10-10-001	40W	120V	1P

## GENERAL NOTES

- ALL ELECTRICAL WORK SHALL BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL CODE (NEC) AND ALL CITY AND STATE ORDINANCES.
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## ELECTRICAL SYMBOL LEGEND

1. LIGHTING FIXTURE
2. SWITCH
3. OUTLET
4. RECEPTACLE
5. FUSE
6. CIRCUIT BREAKER
7. TRANSFORMER
8. METER
9. PANEL
10. WIRE
11. CONDUIT
12. TRUNKING
13. RACEWAY
14. CABLE
15. FIBER OPTIC
16. ANTENNA
17. SATELLITE
18. TELEPHONE
19. CABLE TV
20. COAXIAL
21. RADIANT HEATING
22. RADIANT COOLING
23. FLOOR WARMING
24. FLOOR COOLING
25. FLOOR DRAIN
26. FLOOR VENT
27. FLOOR SINK
28. FLOOR TUB
29. FLOOR SHOWER
30. FLOOR BATH
31. FLOOR KITCHEN
32. FLOOR LIVING
33. FLOOR BEDROOM
34. FLOOR HALL
35. FLOOR BATH
36. FLOOR KITCHEN
37. FLOOR LIVING
38. FLOOR BEDROOM
39. FLOOR HALL
40. FLOOR BATH
41. FLOOR KITCHEN
42. FLOOR LIVING
43. FLOOR BEDROOM
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96. FLOOR KITCHEN
97. FLOOR LIVING
98. FLOOR BEDROOM
99. FLOOR HALL
100. FLOOR BATH

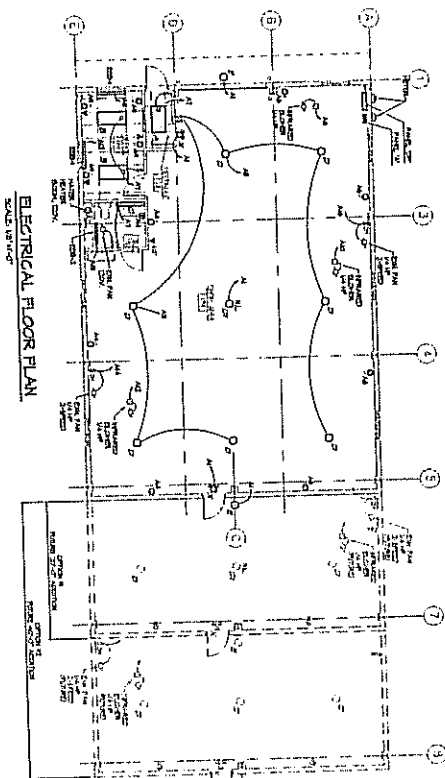
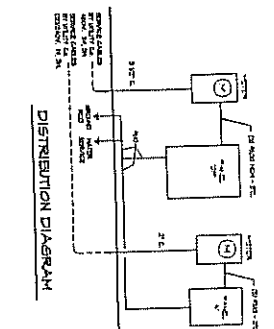
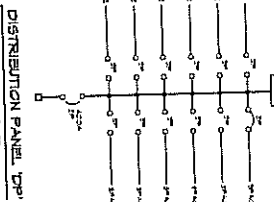


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**SADLER MACHINE TOOL INC.**

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**NEW MACHINE SHOP BUILDING**

11111 11112 11113 11114 11115 11116 11117 11118 11119 11120 11121



Applicant: Robert Gramer  
Property: 504 Water St., Manistee

We have signed an offer to purchase the property known as 504 Water Street. Our decision to finalize purchase of the property depends, in part, on the approval for special use permits by the City of Manistee. This approval by the City of Manistee is one of the contingencies in the offer to purchase the property.

We are submitting an application and fee for Special Use Permit to obtain an OPINION from the Planning commission about our proposed future uses. We realize that this OPINION will not be an official sanction and that we will have to again complete the Special Use request when we have finalized our plans.

#### PRESENT PROPERTY, 504 WATER ST:

Currently, this property has a large, very old, one-story wood frame and sided building that was reported to be the railway express building, originally part of the property directly to the East that has an old two-story railroad station that was converted into Johnson Funeral Home (480 Water St). Directly to the West of 504 Water Street is the Riverside Motel and Marina (520 Water St).

The property, 504 Water St, also currently has 15 docks, with a commercial riverfront lease agreement with the City of Manistee.

At the present time, we have not had enough time to thoroughly investigate and decide on the final course of action that we want to follow with 504 Water Street. Several possibilities exist, and we need to know if the Planning Commission has any objection to what we are considering.

We realize that no decision by the Planning Commission is binding until we have reached a final decision and submitted site plans and other documents to substantiate our ultimate proposal for the 504 Water Street property.

#### IMMEDIATE USE:

Right now, the present use of 504 Water St could be described as a marina with a personal storage building, because that is the only activity there. We would want to continue that until we are able to formulate our final plan for the property.

Until my wife's health is stable, we probably will not proceed with any significant development to the property. Therefore, we will continue to rent boat docks, hire a caretaker to mow and keep the property clean, and spend an occasional weekend on the site (in the apartment in the old building or in our van-style camper, parked close to and behind the building.)

#### FUTURE USE:

We would appreciate knowing if any of the following proposed property uses will meet approval with the Planning Commission and/or which proposals might present problems in obtaining a Special Use Permit.

1. 5803.A & 5803.E. Dwelling with home occupation.
- Operate as a marina, renting docks and selling/demonstrating/renting specialty boats for rowing exercise and fishing. This use would include living on the property. Other business possibilities

could exist after we have studied the Manistee area.

Most likely, whatever we decide, the existing building will be demolished. However, if the existing building can be renovated, we might consider doing that to provide storage for the boats that we would sell. Boats take a lot of space, and space is about the only benefit the existing structure on the property provides.

We think that the historic relevance of the old railway express building to Manistee has lost its significance. However, if the City wants to see the building renovated or moved to another property, now is the time to inform us of any interest before the building is demolished and removed to a land fill.

## 2. 5803.A. Dwelling(s) and 5803.B. Dwelling and/or duplex

We are considering developing the property for residential occupancy, with a maximum of eight (8) individual units that would be oriented with a river view.

This plan could include one of the following special uses

- A. Duplex buildings
- B. Condominium structure(s), attached or detached from each other
- C. Single family dwellings— If single family dwellings, we would apply to resplit the four parcels to make each parcel approximately the same width, with a change to residential zoning.

## 3. Commercial Retail or Wholesale

Other commercial possibilities exist, but a special use permit is not required, since the property is zoned commercial.

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## SUPPLEMENTAL ANSWERS REQUESTED ON THE SPECIAL USE PERMIT APPLICATION

**III.B.** Any final proposal and final application for special use permit will include and reflect setbacks, building heights, roof pitches, etc as currently defined by the City of Manistee.

We might choose modular home construction (not double-wides or low pitched roof lines). We will keep in mind always that we are competing with all of the other condominium projects in Manistee, so we will have housing that will compare favorably to competition.

The surrounding residential and commercial properties will not be affected, other than to have new development at 504 Water Street that could improve the surrounding property values. We believe that any of our proposed uses for 504 Water Street will be a considerable improvement to a property with a large building that is unattractive. With few exceptions the properties that we will develop at 504 Water Street should sell for more than existing neighboring residential dwellings. However, we are keeping in mind that our development should blend into the character and style of the surrounding area on the South side of the Manistee River.

**IV.A. and IV.B.** No site plan is ready to submit at this time. We are inquiring at this time to determine if the Planning Commission anticipates any problems with our previously described special uses. As stated in III.B. above, we will observe all guidelines as set by the City of Manistee for property development.

20 February 1998

City Council and Planning Commission  
City of Manistee  
70 Maple St.  
Manistee, Mi. 49660

To: City Council and Planning Commission  
Subject: Request for vacating Street right-of-way

Reference City Council decision 17997 of Sep. 3, 1991.

As a result, it is requested that this issue be reopened and resolved.

A platted City road right-of-way presently exists north of 546 and 550 First St, which has never been paved and has not been used as a street since prior to the 1920's. No other homes in this area are effected. This neighborhood west of Tamarack is zoned as a residential area. The present lots (51-51-340-701-01 and 51-51-340-701-03) have 50 foot street frontage and a depth of 100 feet or less. The Street right-of-way is 66 feet wide and separates the City river bank property from the referenced property. See drawings attached.

The lot at 550 First St. has been maintained by the property owner for over 25 years, extending back to the top of the bank. The City has not maintained this property, right-of-way and extension to the top of the river bank, in this time period.

We have only owned the lot at 546 First St. since Feb. 1997 and have maintained the property back to the bank. Since becoming the owner a year ago, we have tried to maintain a yard compatible to this fine neighborhood. This included cutting the grass well beyond the right-of-way and pruning the trees in back.

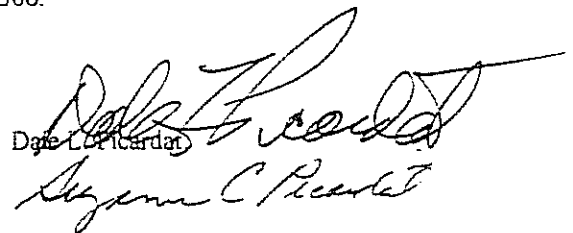
Because the City hasn't used this property for so many years, it is requested that vacation of this property be approved and distributed to adjacent property owners. This will provide enough additional square footage of land to make the two subject lots approach the City standard for a full lot.

Precedence has been set by the city on previous vacating of similar parcels such as Olga St. off Eighth St. and others in the North Shore Development.

Your assistance will be greatly appreciated. If I can be of any further assistance in providing additional information, please contact us at 521 Pine Street or by phone at 723-6306.

Sincerely,

Suzanne C. and Dale L. Ricard



Call to Order A regular meeting of the Manistee City Council was called to order by His Honor, Mayor John L. Della Pia, on Tuesday, Sept. 3rd, 1991, at 7:30 p.m.

Roll Call Present: Councilmen Gamache, Rick Linke and Rudy Linke; Councilwoman Adams; and Mayor Della Pia - 5.

Absent: Councilmen V. Hansen and Kruszka - 2.

Also Present: City Manager, City Attorney, City Treasurer, Public Safety Director and Public Works Foreman.

17995  
Approve Consent Agenda: Minutes; Payroll; Monthly Bills; Notice of Next Work Session

It was moved by Councilman Gamache, seconded by Councilman Rick Linke, to approve the Consent Agenda items that included: Minutes; Payroll; Monthly bills for August, 1991 amounting to \$276,730.69; and notification of next work session on Tuesday, Sept. 10, 1991, starting at 7:30 p.m. - Approved, 5-0.

PAYROLL - August 18, 1991 Through August 25, 1991:

General	\$ 7,239.23
Police Dept.	8,738.87
Fire Dept.	4,329.76
Public Works Dept.	4,648.07
Water & Sewer	5,129.91
Bridge	1,539.20
Parks & Recreation	5,430.24

Both the City of Manistee and Manistee Township administer the Building Code, including processing applications, providing inspections, etc. Both units provide building inspection services for all classes of property including residential, commercial and industrial.

An agreement has been drafted which would permit the City to provide coverage in the Township if necessary, and the Township to provide coverage in the City if necessary. Occasions which may require the implementation of the agreement could involve a conflict of interest situation, extended sick leave, vacations, etc. Under the terms of the agreement the governmental agency providing the service would receive 90% of the applicable permit fee with the local jurisdiction retaining 10% of the permit fee for administrative record keeping purposes. For example if the City performed inspection work in the Township the City would receive 90% of the fee while the Township would retain 10% of the fee; and vice-versa.

The City has a similar reciprocity agreement with Manistee County for soil erosion permit administration. While the provisions of the agreement are seldom implemented, it has proved beneficial for both parties. Manistee Township has taken action to approve such an agreement.

17996  
Approve Reciprocity Pact with Manistee Township

It was moved by Councilman Gamache, seconded by Councilman Rick Linke, to approve a reciprocity agreement with Manistee Township for building inspection services. - All present voting in favor, 5-0.

The City has received a request from Mr. and Mrs. Bill and Donna Larson that Water Street extended, west of Tamarack Street, be vacated. This right-of-way is located north of First Street, west of Tamarack Street, behind homes located at 546 and 550 First Street. Although platted, the road is unimproved (never physically constructed.)

If the Council is willing to consider a road vacation, the Council has historically referred the matter to the Planning Commission for review and recommendation prior to formal action.

The area in question is adjacent and contiguous to a proposed major public access point to the proposed Riverwalk West. While the current planning document does not require the use of this right-of-way for public access to the Riverwalk, final construction plans may differ from the current planning document. It is possible, although not necessarily likely, that certain parts of this right-of-way may be used in conjunction with Riverwalk West construction.

The City Manager recommends that the Council table action on this matter until final construction plans are available for Riverwalk West. If following that is is apparent that this right-of-way is not necessary for public access to the Riverwalk, the Council could refer this question to the Planning Commission for review and recommendations.

17997  
Table Road Vacation Request

It was moved by Councilman Rick Linke, seconded by Councilman Rudy Linke, to table this matter until after final construction plans have been prepared for Riverwalk West. - All present voting in favor, 5-0.

The first regular meeting of October would normally fall on Tuesday, October 1, 1991. However the Michigan Municipal League Annual Convention is scheduled for Wednesday and Thursday, October 2 and 3 in Grand Rapids which would result in the Mayor, Manager and several Councilmembers being unavailable Tuesday evening. The meeting could therefore be rescheduled.

The Charter indicates that the City Council "shall meet in public session at least twice each month at such times as may be prescribed...". Under that Charter requirement the meeting cannot be rescheduled to Monday, September 30. Available options include rescheduling the meeting to the following Tuesday, October 8 which would result in Council meetings on successive Tuesdays; or rescheduling both meetings in October to the second and fourth Tuesdays, October 8 and 22 (there are five Tuesdays in October.) The Manager suggests rescheduling both meetings so that regular business is conducted on Tuesdays October 8 and October 22, 1991.

17998  
Change October Meetings

It was moved by Councilman Gamache, seconded by Councilman Rudy Linke, to reschedule regular Council meetings in October to Tuesdays, October 8 and 22, 1991, beginning at 7:30 p.m. - All present voting in favor, 5-0.

340-701-03

Aug 5, 1971  
81.83  
61.3  
15213

Dear Committee,

My husband and I ask that your committee take whatever steps necessary to abandon any existing road right-of-way located adjacent to our north property line.

We reside at 550 First Street which is Lot #2 of Block #1 of the Edmund + John Confield addition of the City. It is our understanding that there exists an unleased, platted, right-of-way for an extension of Water Street between our lot and the river bank that extends from Summer Street to a line extending north along our west property line (or to the east property line of the next lot to our west.).

This right-of-way is less than 20 feet from the back side of our home. It would appear that there never has been and will not be any intention on the part of the city to extend this street further west. If this abandonment takes place, it would be our intention to do whatever is necessary to acquire sufficient real estate to bring our north property line into continuity with the adjacent property line along the river bank.

My husband has maintained this right-of-way as an extension of our back yard since 1972. If our request is granted and we are allowed to follow through with our intentions it would:

Enlarge our lot to conform more closely with the present zoning requirements.

Provide us with access & river frontage available for lease the same as adjacent property owners.

Clear up any fears we have of the public having such close legal access to our home.

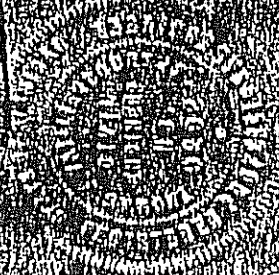
Assist us in maintaining some privacy when the river walk is completed.

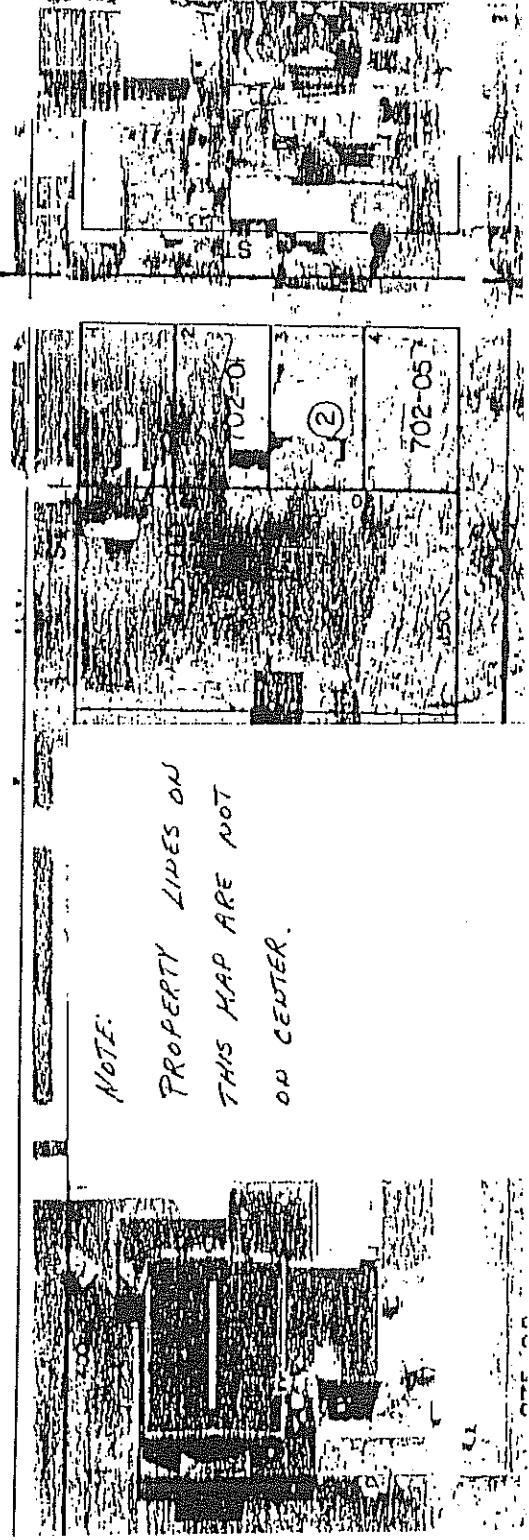
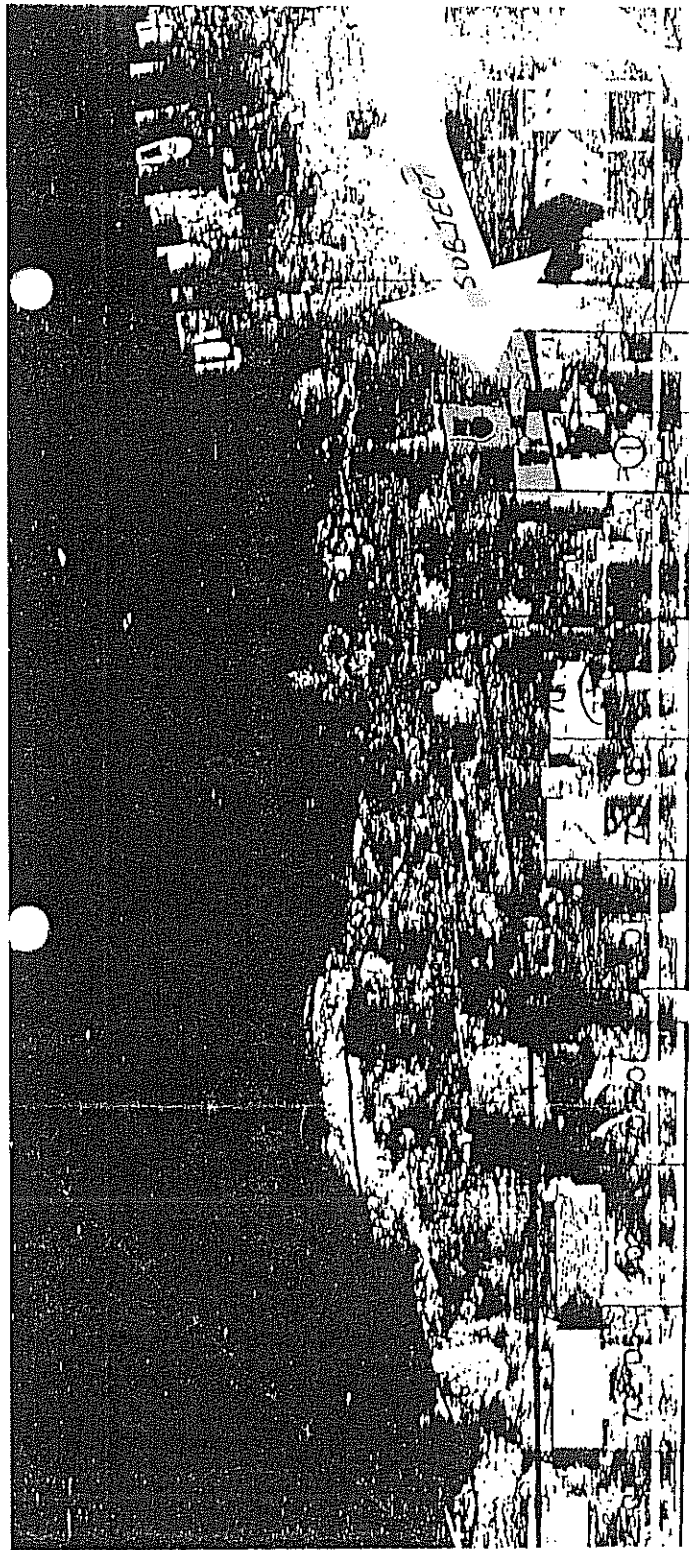
And it would be nice to see my husband get some compensation for the care he has paid to this land over the last 19 years.

Respectfully,

Alma + Bill Hansen

Thomas J. Villanueva Jr.  
CITY OF NEW YORK





NOTE:  
PROPERTY LINES ON  
THIS MAP ARE NOT  
ON CENTER.

702-01

②

702-05



# Edmund + D.

## A D D D

### To The Village

# MAN

## PART

Length 10.11 ft  
Width 66 ft  
Course N 17° 50' E Magnetic

1
2
3
4

Length 2.11 ft  
Width 66 ft  
Course N 17° 50' E Magnetic

1
2
3
4

Length 8.11 ft  
Second Street width 66 ft  
Course N 17° 50' E Magnetic

66 ft	66 ft	66 ft	66 ft	66 ft	66 ft
1	2	3	4	5	6
7	8	9	10	11	12
66 ft	66 ft	66 ft	66 ft	66 ft	66 ft

Length 7.11 ft  
Width 66 ft  
Course N 17° 50' E Magnetic

Third Street

66 ft	66 ft	66 ft	66 ft	66 ft	66 ft
1	2	3	4	5	6
7	8	9	10	11	12
66 ft	66 ft	66 ft	66 ft	66 ft	66 ft

Length 7.11 ft  
Width 66 ft  
Course N 17° 50' E Magnetic

Fourth Street

66 ft	66 ft	66 ft	66 ft	66 ft	66 ft
1	2	3	4	5	6
7	8	9	10	11	12
66 ft	66 ft	66 ft	66 ft	66 ft	66 ft

Length 7.11 ft  
Width 66 ft  
Course N 17° 50' E Magnetic

Fifth Street (Magnetic)

66 ft	66 ft	66 ft	66 ft	66 ft	66 ft
1	2	3	4	5	6
7	8	9	10	11	12
66 ft	66 ft	66 ft	66 ft	66 ft	66 ft

Length 7.11 ft  
Width 66 ft  
Course N 17° 50' E Magnetic

66 ft	66 ft	66 ft	66 ft	66 ft	66 ft
1	2	3	4	5	6
7	8	9	10	11	12
66 ft	66 ft	66 ft	66 ft	66 ft	66 ft



10/17




# City of Manistee

70 Maple Street • P.O. Box 358 • Manistee, Michigan 49660

616-723-2558  
FAX 616-723-1546

February 23, 1998

TO: Honorable Mayor and City Council  
Manistee Downtown Development Authority  
Downtown Merchants Committee  
Other Interested Persons

FROM: R. Ben Bifoss, City Manager 

SUBJECT: Thursday, March 12, 1998 - Manistee Inn & Marina

The Downtown Development Authority has retained M.C. Smith & Associates to undertake a streetscaping plan for the Central Business District. That plan will be reviewed and discussed at a special meeting to be held at the Manistee Inn and Marina on Thursday, March 12, 1998. The doors will open at 5:00 p.m. Mike Smith will present the draft for review and discussion at 5:30 p.m. The presentation will be concluded shortly after 6:00 p.m. People are invited to stay and chat regarding River Street's future after that.

The plan is very aggressive and very comprehensive. It is intended to address a wide variety of problems that have been identified over time.

Concepts, alternatives and ideas will be presented to begin the discussion on the types of changes that should be planned for the Central Business District as we approach the new millennium. With planning and vision those changes may positively impact the future of Manistee and its Central Business District.

RBB:cl

## **1416. Nonconforming Signs**

It is the intent of this Ordinance to recognize that the eventual elimination of existing *Nonconforming Signs* is as desirable as the prohibition of new *Nonconforming Signs*. It is also the intent of this Ordinance that elimination of *Nonconforming Signs* shall be effected as to avoid any unreasonable invasion on established private property rights. To expedite this intent, no *Nonconforming Sign*:

A. Shall be changed to another *Nonconforming Sign*, or replaced by another *Nonconforming Sign*.

B. Shall have any change to the message displayed on the *Sign*, unless the *Sign* is designed for a periodic change of such message.

C. Shall be structurally *altered* to prolong the life of the *Sign* or to change the shape, size, or classification of the *Sign*.

D. Shall be reestablished after the activity, business or usage to which it relates has been discontinued for a period of six months or a normal operating season for seasonal business.

E. Shall be reestablished after removal, or after damage if the expense of repair exceeds fifty percent of the appraised total replacement cost, as determined by the *Administrator*.

F. Shall be refurbished at a cost exceeding 50% of replacement cost.

~~For purposes of this Section a *Parcel* shall be nonconforming if any individual *Sign*, or the total signage on the *Parcel* is in nonconformance with any requirement of this Ordinance. For purposes of the above, all individual *Signs* of any type, size or characteristic (unless exempt from this Ordinance) on a nonconforming *Parcel* shall be considered as *Nonconforming Signs*.~~

~~If a new *Sign* of any type requiring a permit is constructed, placed or erected on a nonconforming *Parcel* the entire *Parcel* shall be brought into full compliance with this Ordinance. The *Signage Plan* for the new *Sign* shall include a date for achieving such compliance.~~

## **1417. Violations And Penalties**

See *Section 202.99* of the Codified Ordinance of Manistee for General Code Penalty if no specific penalty is provided.

## **1418. Fee Schedule**

Fees shall be established from time to time by *City Council* Resolution.

February 26, 1998

Mayor Lorraine Conway  
City of Manistee  
70 Maple Street  
Manistee, MI 49660

Re: New Aztec Sour Gas Wells

The attached mineral lease application Notice and marked map indicate that Aztec is considering additional wells on the Northside. It appears that they wish to angle drill under Lake Michigan.

The Manistee Zoning Ordinance does not allow gas wells to be installed in any location on the Northside. The existing Northside wells and supporting facilities were installed prior to the current Zoning Ordinance and are therefore "grandfathered". New facilities are not allowed. The Zoning Ordinance restriction on gas well location was confirmed by City officials during Council meetings relative to the Golf Course well. Land Use District I2 is the only location in the City where new oil and gas wells are allowed as a Special Use.

Prior to issuing a Special Use Permit for new wells on the Northside a change to the Zoning Ordinance would be required. When considering such a change the Planning Commission and the Council are encouraged to consider the many negative effects that additional sour gas wells located within the City limits would have on the future of the City and its residents.

Thank you.

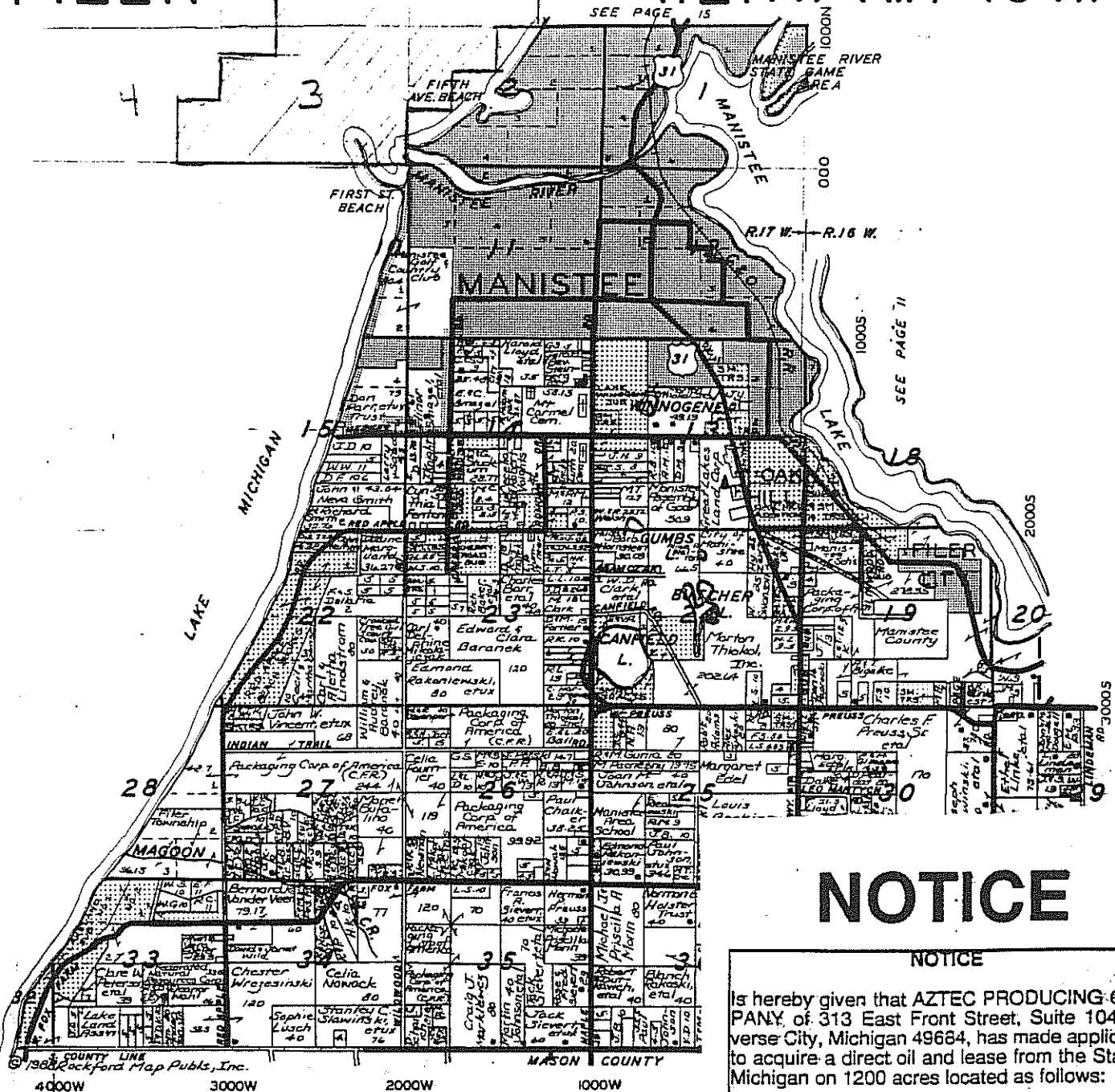


Ron Bauman  
807 Dinsen Street  
Manistee, MI 49660

cc: Manistee City Council  
Roger Yoder, Manistee Planning Commission  
Ben Bifoss  
James Perry, News Advocate (for information)  
Concerned Citizens

FILER

T.21N.-R.17-16 W.



# NOTICE

## NOTICE

Is hereby given that AZTEC PRODUCING COMPANY of 313 East Front Street, Suite 104, Traverse City, Michigan 49684, has made application to acquire a direct oil and lease from the State of Michigan on 1200 acres located as follows:

### TOWNSHIP 22 NORTH - RANGE 17 WEST

Section 34: SE/4SW/4, S/2SE/4, NE/4SE/4; Section 35: SW/4, W/2SE/4.

### TOWNSHIP 21 NORTH - RANGE 17 WEST

Section 2: N/2NW/4, SW/4NW/4; Section 3: ALL EXCEPT NW/4NW/4; Section 4: E/2SE/4, Manistee County, Michigan.

With all lands being Non-development acreage. Written comments from interested Parties, relative to the request to lease the specified minerals, may be submitted no later than February 18th, 1998, to the Minerals Lease Management, Section Manager, Department of Natural resources, Real Estate Division. P.O. Box 30448, Lansing, Michigan 48909. Decision Maker: DNR Director. February 7, 1998

**MANISTEE FURNITURE**

SINCE 1888

Recliners - Mattresses  
Bedroom & Dining Room Furniture

"Manistee County's Quality Furniture Store"

Phone: 723-2480 or 723-2440

86 Washington Street - Just North of Maple Street Bridge



HOTEL & MOT